



William Smith Close, Cambridge  
CB1 3QF

Pocock + Shaw

76 William Smith Close  
Cambridge  
Cambridgeshire  
CB1 3QF

A well proportioned and recently refurbished two bedroom first floor flat in the heart of the city centre, adjacent to the main line railway station and just off the vibrant Mill Road.

- City location
- Recently refurbished apartment
- Good access to Cambridge Central Station
- Allocated parking
- Communal Gardens
- First floor apartment
- Share of freehold
- No upward chain

Guide Price £279,950



A very well proportioned two bedroom first floor flat, in the heart of the city centre, adjacent to the main line railway station and just off the vibrant Mill Road. With a sitting room, kitchen and two bedrooms and bathroom. Allocated off road parking and communal gardens.

The apartment has just undergone an extensive programme of refurbishment to include a new bathroom, new oak fire-rated internal doors, new cooker, extractor and splashback, new flooring, upgraded electric switches and sockets and repainting throughout. The front door of the apartment is due to be replaced by the freeholder as part of the fire safety upgrade.

Offered with no upward chain, the accommodation in detail comprises;

**COMMUNAL ENTRANCE** with keycode and stairs to first floor.

**ENTRANCE HALL** with wall mounted electric panel heater.

**SITTING ROOM** 15'5" x 12'6" (4.70 m x 3.80 m) with window to front, wall mounted Dimplex electric storage heater.

**KITCHEN** 8'10" x 7'7" (2.70 m x 2.30 m) with window to rear, good range of fitted white high gloss units with work surfaces and tiled splashbacks, Indesit washing machine, new electric cooker and extractor over, under counter fridge, stainless steel sink unit and drainer, wall mounted electric convector heater, cupboard housing the Joule insulated hot water cylinder.

**BEDROOM ONE** 12'6" x 8'6" (3.80 m x 2.60 m) with window to front, electric panel heater.

**BEDROOM TWO** 11'6" x 6'7" (3.50 m x 2.00 m) with window to front, built in cupboard with shelving, electric panel heater.

**BATHROOM** newly fitted bathroom with panelled bath and shower screen over (to be fitted), mermaid board surround, contemporary wash handbasin and wc, wall mounted electric convector heater.

**OUTSIDE** There is a communal parking area with an allocated parking space and open plan communal gardens, bin store.

**TENURE** The property enjoys the residue of a long lease ( 999 years from 1 January 2021) and a share of the freehold.

The annual service charge payable for the year 24/25 is £1461.44, paid in advance every 6 months.

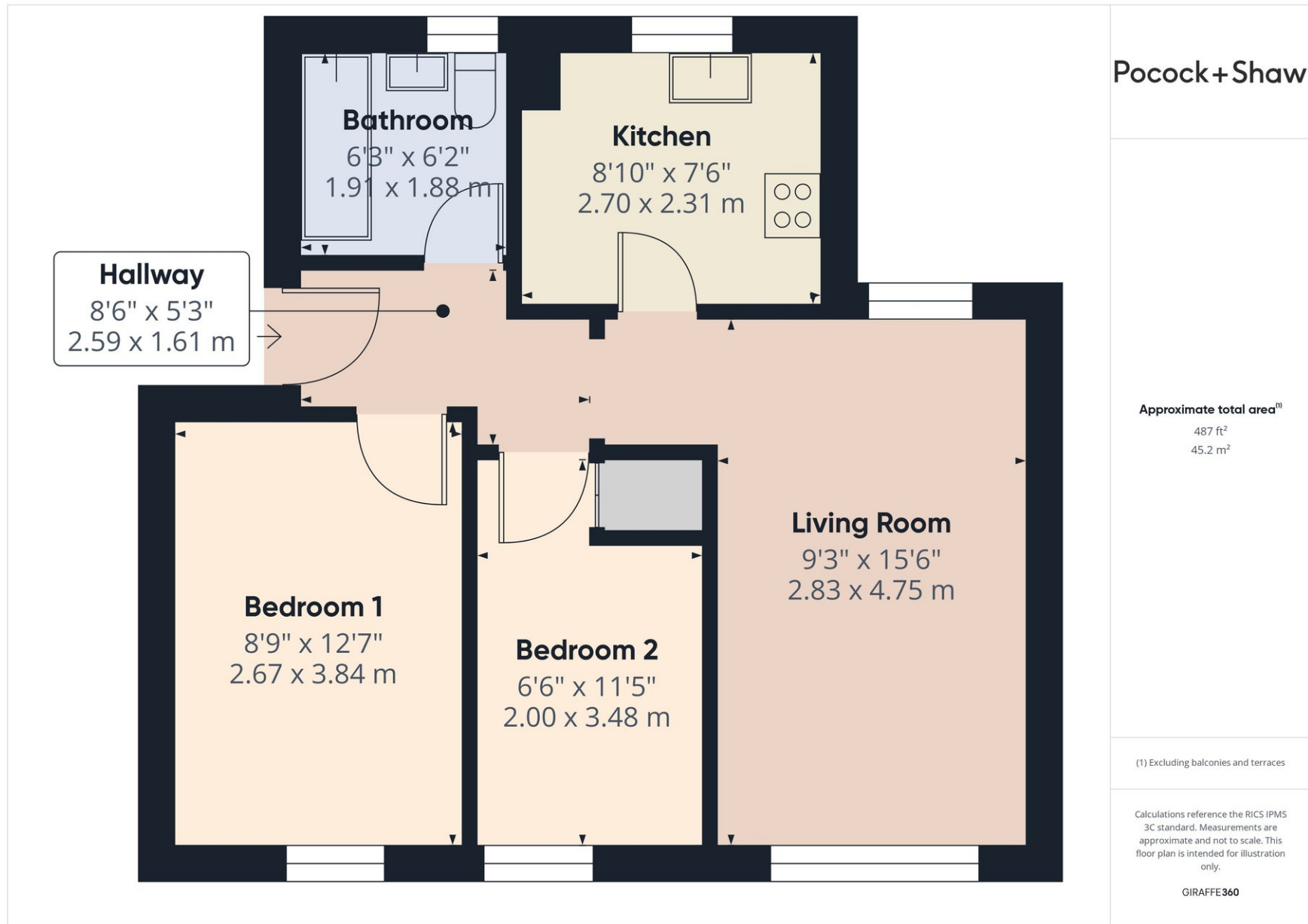
**Tenure** The property is Share of Freehold

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 74        |
| (55-68) <b>D</b>                            | 56      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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